

Contact Information**Tenant Information:**Name(s): TSEGAI TENSAREUnit Address: 1825 POGGI ST. 206A ALAMEDA, CA 94501

Phone:

Email:

Landlord Information:Name(s): SHAHZAD RAUFIUnit Address: 1825 POGGI ST. ALAMEDA, CA 94501Phone: 510-522-6364Email: VUEALAMEDMGR@PINNACLELIVING.CO**Rent Increase Information**1. Current monthly rent: \$ 1,470.00 (Value A)Requested increased rent: \$ 1,617.00 (Value B)

Amount of rent increase:

\$ 147 (Value C) 10 %

Value B - Value A Value C ÷ Value A

2. Are there different rent increase rates for month-to-month vs. one-year lease options?



No



Yes, Month-to-month

One-year lease

Rent increase offer: \$ _____ Rent increase offer: \$ 1,617.003. What date was the notice served on the tenant? 6 / 20 / 18
Month/ Day/ Year4. What is the effective date of the rent increase? 9 / 01 / 18
Month/ Day/ Year5. How was the rent increase notice served? In-Person _____ Post & Mail X
Other (please specify) _____

Rent History

6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement?

☐ Lease ☒ Month-to-month

7. What was the start date of the tenancy? 2/01/2002 Total years of residency 16
Month/Day/Year

8. Rent Increase History

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) Value E - Value D	Increase Percentage Value F ÷ Value D
<u>2/1/14</u>	\$ <u>1,175.00</u>	\$ <u>1,200.00</u>	\$ <u>25.00</u>	<u>2.13</u> %
<u>2/1/15</u>	\$ <u>1,200.00</u>	\$ <u>1,300.00</u>	\$ <u>100.00</u>	<u>8.3</u> %
<u>2/1/16</u>	\$ <u>1,300.00</u>	\$ <u>1,400.00</u>	\$ <u>100.00</u>	<u>7.7</u> %
<u>2/1/17</u>	\$ <u>1,400.00</u>	\$ <u>1,470.00</u>	\$ <u>70.00</u>	<u>5.0</u> %

Property Information

9. Do you receive Section 8 Housing Choice Voucher rental assistance?

*Rec'd
7/23/18*

9. In the past 12 months, has the building changed ownership?

☐ No ☒ Yes ☐ I don't know

10. Is the unit any one of the following: a) a single-family home (built anytime), b) a condominium (built anytime), or c) a unit in a multi-unit building that was built after February 1995?

☒ No ☐ Yes

11. Number of units in building 200+ Stories 3

12. Unit details:

- Number of bedrooms 2 Bathrooms 1
- Current number of occupants: Age 0-17 Age 18-61 2 Age 62+ 1

13. Please check any housing services offered at the unit?

- Gas ☒ Water ☒ Electricity ☒ Garbage ☒ Recycling ☐ Pet rent ☐
- Off street parking ☐ Garage parking ☒ Elevator ☐ Building security ☐
- Pool ☒ Furnished ☐ Other:

14. Are there any housing services that were included in the rent before the rent increase, but are now being charged separately from the rent amount?

☒ No ☐ Yes, (please specify)

Rent Increase Response

15. What is the maximum amount of a rent increase that you believe is reasonable for your unit?

\$ 30.00^{2%} (total monthly amount)

16. Please provide a written statement (as an attachment to this form) explaining your perspective on the rent increase amount. You are highly encouraged to submit supportive documentation to substantiate your statements.

Factors considered by the RRAC may include, but are not limited to:

- the frequency, amount and the presence or absence of prior rent increases
- the landlord's costs of operation
- any change in housing services (as defined in section 6-58.15.M, AMC) since the last rent increase
- the financial impact on the tenant
- the landlord's interest in earning a just and reasonable rate of return

Mediation Request

17. Would you like to schedule private mediation for this rent increase?

(This service is provided free of charge.)

☐ No ☒ Yes

Declaration

I declare (or certify) under penalty of perjury under the laws of the State of California that:

1. The information in this form is true and correct to the best of my knowledge and belief.
2. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.

3. This declaration (certification) was executed on 7/20/, 2018
at 7/20/18, California.

ALAMEDA

TSEGAI TENSAE
Print Name (Tenant)

Tsegai Tensae
Signature (Tenant)

Tsegai Tensae
1825 Poggi Street Apt 206A
Alameda, CA 94501

July 25, 2018

Submission Number: 1068

To the Alameda Housing Authority,

For the last four years alone my rent has increased by over 23 percent. I wish my earnings went up by that much or else I would not be complaining about the rent increase. My situation is not easy being a father who sent both of his two sons to college.

The other complaint that I have with management is with maintenance to the units. I have wrote and told management in person about the rain coming inside the bedrooms through cracked window frames and walls. It is creating a mess. The answer I received so far is that management was going to fix the problem after the rainy season has ended. They have also told me that they ordered replacement windows, but to this day they have yet to fix the problem.

Tsegai Tensae